



take center stage

September 29, 2023

CITY OF INDIO
NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND)
THE GREENS INDIO PROJECT

To: Reviewing Agencies and Other Interested Parties

From: City of Indio Community Development Department
100 Civic Center Mall
Indio, CA 92201

Project Title: The Greens Indio Project

Project Applicant: Can Do, LLC.

Public Review Period: October 2, 2023, to October 23, 2023

Contact Person: Kendra Reif, Principal Planner, City of Indio, 100 Civic Center Mall, Indio, CA 92201, 760-391-4099, kreif@indio.org

NOTICE IS HEREBY GIVEN that the City of Indio (City) proposes to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the aforementioned project. The IS/MND is based on the finding that, by implementing standard conditions and project-specific mitigation measures, the project's potentially significant environmental effects will be reduced to levels that are less than significant. The reasons to support such a finding are documented by an IS/MND prepared by the City.

Project Location: The project site is generally located northeast of the intersection of Jackson Street at Avenue 42 in the City of Indio, Riverside County, California. The project is a multi-tenant commercial retail center totaling 13,620 square feet (sf) on 6.12 acres of vacant land. The project site is comprised of Assessor Parcel Numbers (APN) 692-670-001, 692-670-014, 692-670-017, 692-040-020, and 692-040-007 within the south half of Section 12, Township 5 South, Range 7 East, San Bernardino Baseline and Meridian.

Project Description: The project would construct a multi-tenant commercial retail center of 13,620 sf on 6.12 acres of vacant land. Specifically, the project includes three drive-thru fast-food restaurants including a Chick-Fil-A and Dutch Bros Coffee, and one sit-down restaurant. The sit-down restaurant would have an outdoor patio which opens to the adjacent Indio Municipal Golf Course. Additionally, the project would include surface parking, landscaping, and off-site right-of-way improvements. Electrical service would be provided by extending a new backbone circuit from the Imperial Irrigation District (IID) Shadow Hills substation to the project site. There is existing conduit that extends from the Shadow Hills substation to the western border of the single-family residential development on the north side of Avenue 42 across from Calhoun Street. Trenching for new electrical conduit occur on the north side of Avenue 42 for approximately 1,250 feet to the east from the eastern terminus of the project site. In addition to the commercial retail development, the proposed Project would reconstruct the existing Indio Municipal Golf Course's parking lot east of the driveway along the project frontage on Avenue 42.

Availability of IS/MND: The IS/MND and supporting materials are available for review online at: <https://www.indio.org/departments/community-development-department/notices-documents/-/folder-300>

Public Review Period: The above noted item is a *draft* and intended only for public review and comment. The 20-day public comment period begins on October 2, 2023, and ends on October 23, 2023. The comments shall be provided via email to Kendra Reif at kreif@indio.org no later than Monday, October 23, 2023, no later than 5:00 p.m. Pacific Standard Time (PST). All written comments should indicate a contact person for your agency or organization, if applicable, and reference the project name.

Public Hearing: A separate notice of public hearing will be circulated pursuant to all applicable City of Indio public noticing requirements once a public hearing has been scheduled.